

Yermoland Drive ROW Dedication

City of El Paso — City Plan Commission — 11/16/2017

SUET17-00003 — ROW Dedication



STAFF CONTACT: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov

PROPERTY OWNER: El Paso Electric

REPRESENTATIVE: GRV Integrated Engineering Solutions LLC

LOCATION: South of I-10 & West of Zaragoza, District 7

ACREAGE: 0.0478

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: SUSU17-00011 Saurey Subdivision

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to dedicate right-of-way for the extension of Yermoland. This dedication will satisfy a special contract requirement stipulated in Ordinance 009348, which required that a plat must provide for the improvement and extension of Yermoland Drive. Furthermore, this extension of right-of-way will allow for an additional access point to Saurey Subdivision, which is the subdivision adjacent to the proposed dedication and which lies to the west of the subject property.

SUMMARY OF RECOMMENDATION: Planning staff's recommendation is **APPROVAL** of Yermoland ROW Dedication.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

N/A.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G7, Industrial and/or Railyards.

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
2.1.6.: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	No, the applicant is not developing along existing or planned bicycle networks.
2.1.9.: Development is strongly discouraged within critical arroyos.	Yes, the applicant is not developing along critical arroyos.
2.2.4.b.: Commercial and office uses at intersections should have direct paths to greens and squares.	No, the applicant does not have direct paths to greens and squares.

NEIGHBORHOOD CHARACTER: Subject property is zoned P-I (Planned Industrial) and is currently vacant. Properties adjacent to the subject property are zoned C-4/sc (Commercial/special contract) and P-I (Planned Industrial). Surrounding land uses are commercial developments. The nearest school is Del Valle Elementary (1.45 miles). The nearest park is Blackie Chester (0.79 miles). This property is not located within any Impact Fee Service Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

No objections to proposed right-of-way dedication.

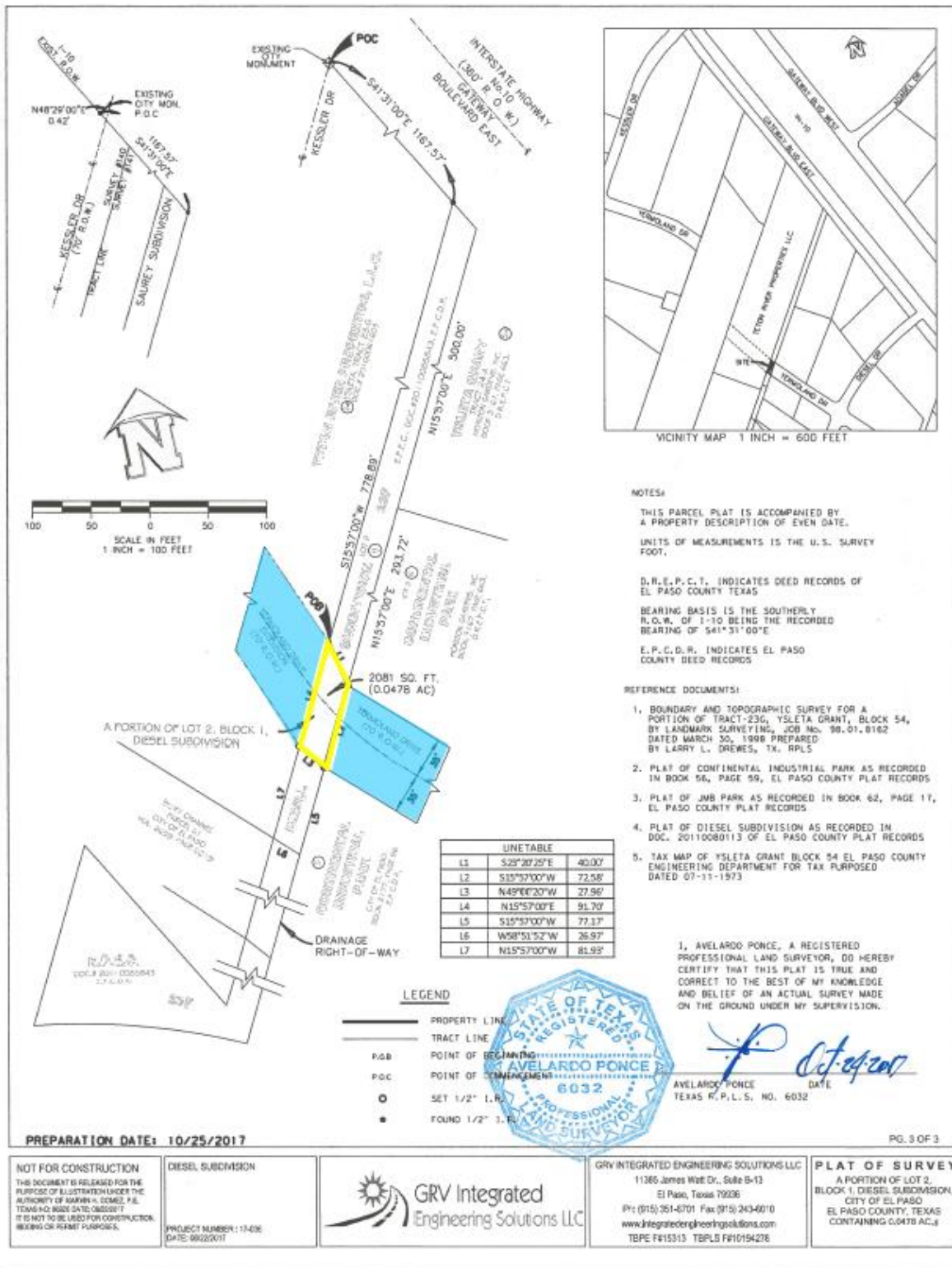
PLAT EXPIRATION:

N/A

ATTACHMENTS:

1. Survey
2. Metes & Bounds
3. Application
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2

Exhibit A

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METES AND BOUNDS DESCRIPTION

"A Portion of Lot-2, Block-1, Diesel Subdivision for RIGHT-OF-WAY"

A 0.0478 acre tract (2,081 square feet) situated within the corporate limits of the City of El Paso, El Paso County, Texas, a portion of Lot-2, Block-1, Diesel Subdivision and recorded in Document no. 20110085843, of the official El Paso County Deed Records (E.P.C.D.R.) from SEAB, LP to El Paso Electric Company, said 0.0478 acres or 2,081 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found City Monument at the center line of Kessler Drive at North 48°29'00" East, a perpendicular distance of 0.42 feet from the southerly existing right-of-way line of I-10, **THENCE**, along said southerly existing right-of-way line of I-10, South 41°31'00" East, a distance of 1,167.57 feet to a found ½ inch iron rebar, this being the most northeasterly corner of tract 23G, Teton River Properties, LLC, **THENCE**, along the easterly line of said tract 23G, South 15°57'00" West, a distance of 778.89 feet to a found ½ inch iron rebar for the **POINT OF BEGINNING** and the portion of Lot-2, Block-1, Diesel Subdivision, as described herein;

- 1) **THENCE**, across Lot-2, Block-1, Diesel Subdivision, City of El Paso, El Paso County, South 23°20'25" East, a distance of 40.00 feet to a set ½ inch rebar with orange cap for a corner, same being the Southwesterly corner of Lot-3, Block-6, Horizon Gardens, Inc. and the northerly 70 foot right-of-way of Yermoland Drive;
- 2) **THENCE**, across said Yermoland Drive, South 15°57'00" West, a distance of 72.58 feet to a set ½ inch rebar with orange cap for a corner, same being the southerly 70 foot right-of-way of Yermoland Drive;
- 3) **THENCE**, across said Lot-2, Block-1, Diesel Subdivision, North 49°00'20" West, a distance of 27.96 feet to a set ½ inch rebar with orange cap for a corner, same being the southerly 70 foot right-of-way of Yermoland Drive extension;
- 4) **THENCE**, across said Yermoland Drive extension, North 15°57'00" East, a distance of 91.70 feet to the **TRUE POINT OF BEGINNING** for a portion of Lot-2, Block-1 Diesel Subdivision, right-of-way herein described.

Said portion of Lot-2, Block-1, Diesel Subdivision contains 0.0478 acres (2,081 square feet) more or less, and being subject to all easements of record.

This tract description is accompanied by a plat of even date.

Bearing Basis is the southerly R.O.W. line of I-10 being the recorded bearing of South 41°31'00" East.

I, Avelardo Ponce, a Registered Professional Land Surveyor, do hereby certify that to the best of my knowledge and belief, this property description is a true and correct representation of a survey made on the ground, under my direction and supervision.


Avelardo Ponce
Texas R.P.L.S. No. 6032


Date



 GRV Integrated
Engineering Solutions LLC

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TBPLS No. 10194278
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JOB NO. 17-036
TRACT-23F1-b.docx

ATTACHMENT 3



CITY OF EL PASO, TEXAS APPLICATION FOR DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: October 16, 2017 File No. _____

1. APPLICANTS NAME El Paso Electric
ADDRESS 100 N. Stanton, El Paso, TX ZIP CODE 79901 TELEPHONE (915) 543-5970
2. Request is hereby made to dedicate the following: (check one)
Street ☒ Alley _____ Easement _____ Other _____
Street Name(s) Yermoland Drive Subdivision Name Diesel Subdivision
Abutting Blocks Yermoland ROW Abutting Lots Yermoland ROW
3. Reason for dedication request: There is a gap on roadway extension. Dedication to City will complete the street connection.
4. Surface Improvements located in subject property to be dedicated:
None ☒ Paving _____ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____
5. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone _____ Electric _____ Gas _____ Water _____ Sewer _____ Storm Drain _____ Other _____
6. Future use of the dedicated right-of-way:
Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other ☒ (ROW)
7. Related Applications which are pending (give name or file number): None
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____
8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	<u>City of El Paso, Yermoland Dr.</u>	_____
_____	<u>extension Right of Way.</u>	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. I/We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

**Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: Daniel J. Monteros, Manager - Land Management

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Planning staff's recommendation is **APPROVAL** of Yermoland ROW Dedication.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. No objections to the dedication described above.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Yermoland Drive - Street ROW Dedication survey map and on behalf of CID Parks & Planning Division we offer "No" objections to this proposed Street Right-of-way dedication request.

EL PASO WATER:

We have reviewed the subdivision and provide the following comments:

EPWU does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Yermoland Drive. This water main is available for service and extension. This line dead ends approximately 378-feet west from Yermoland Drive.

Previous water pressure readings from fire hydrant #5262 located at the southeast corner of Yermoland Drive and Diesel Drive, have yielded a static pressure of 60 psi, a residual pressure of 58 psi, and a discharge of 750 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Yermoland Drive. This sanitary sewer main is available for service and extension. This line dead ends approximately 220-feet west from Yermoland Drive.

General:

EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CHARTER:

Charter Communications hereby grants a 70' portion of the requested 70' ROW dedication located at Yermoland Drive about 290' northwest from Diesel Drive, El Paso, TX. Charter Communications retains the right of access to any remaining partial or full utility easements on the property for the purpose of future construction or maintenance of existing facilities.

If applicable, please contact the Texas Excavation Safety System (Texas811) to have facilities marked & located within affected easements before any excavations are started.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@charter.com.